

FOR LEASE

2391 BRANDERMILL BLVD, GAMBRILLS, MD 21054



**Brandermill
Building at
Waugh Chapel
Town Centre**

William Steffey, CRE, CCIM
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Laurie Murphy-Zuiderhof
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Laurie@hyattcommercial.com

Treva Ghattas
301.991.6334
treva@hyattcommercial.com

HIGHLIGHTS

- Modern, improved spaces
- Ability for modification or demised to suit
- Ideal for general office / medical office users
- Walking distance to Waugh Chapel Towne Centre
- Electronic Directory
- Located in a densely populated area with abundant amenities



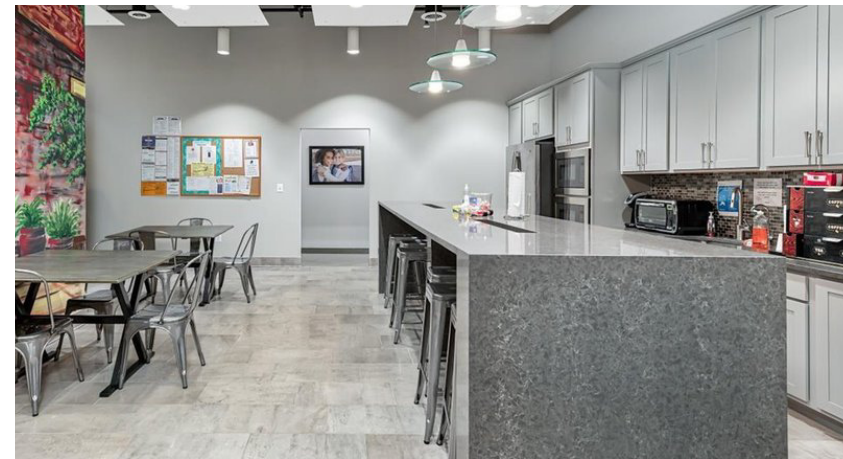
OFFERING



OFFICE SPACE FOR LEASE

PRICE: \$32.50/SF

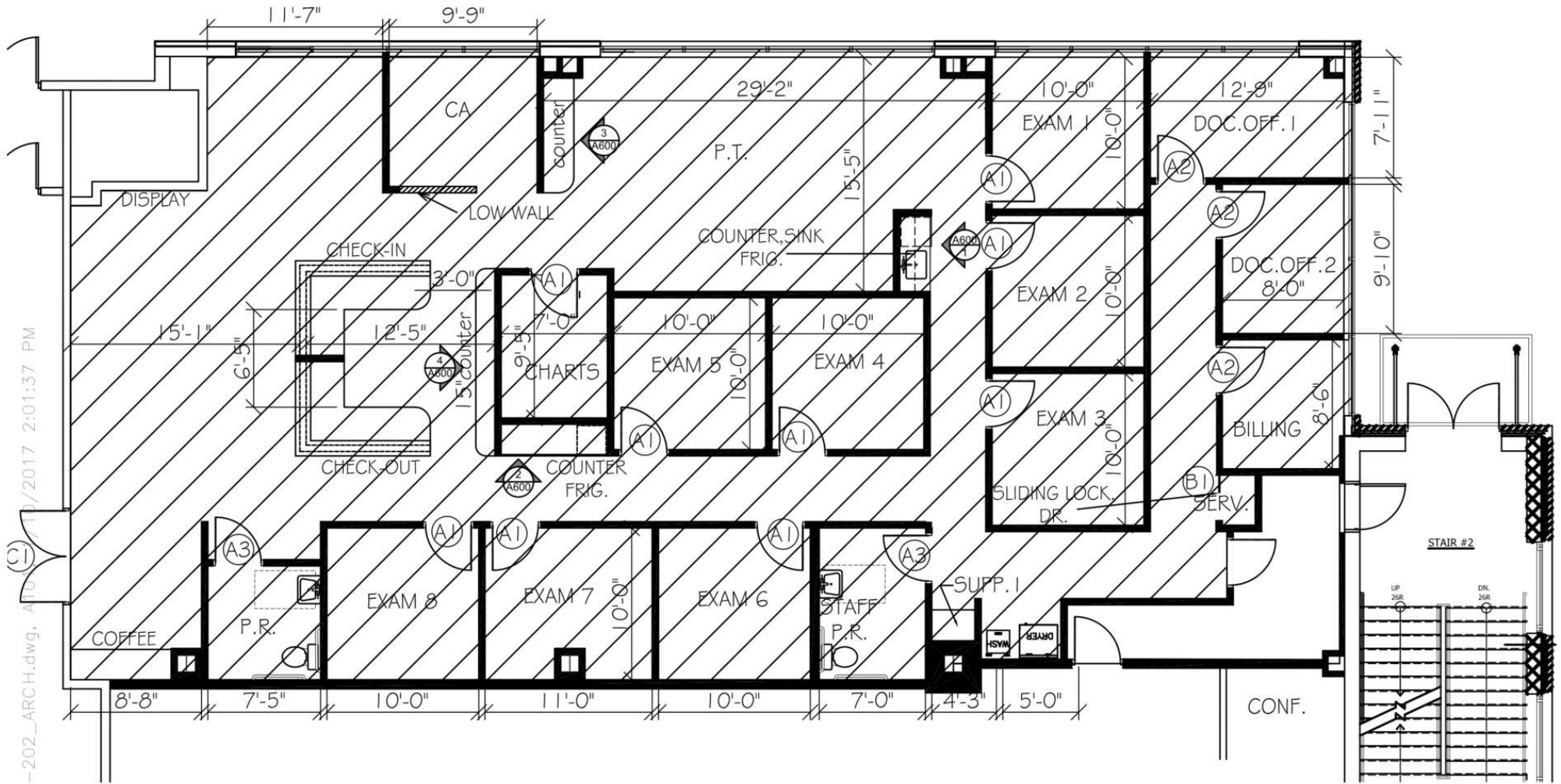
SPACES	SPACE SIZE
Suite 102	1,436 SF
Suite 105	3,742 SF
Suite 201	3,200 SF
Suite 203	2,889 SF
Suite 301	7,000 SF



INTERIOR PHOTOS

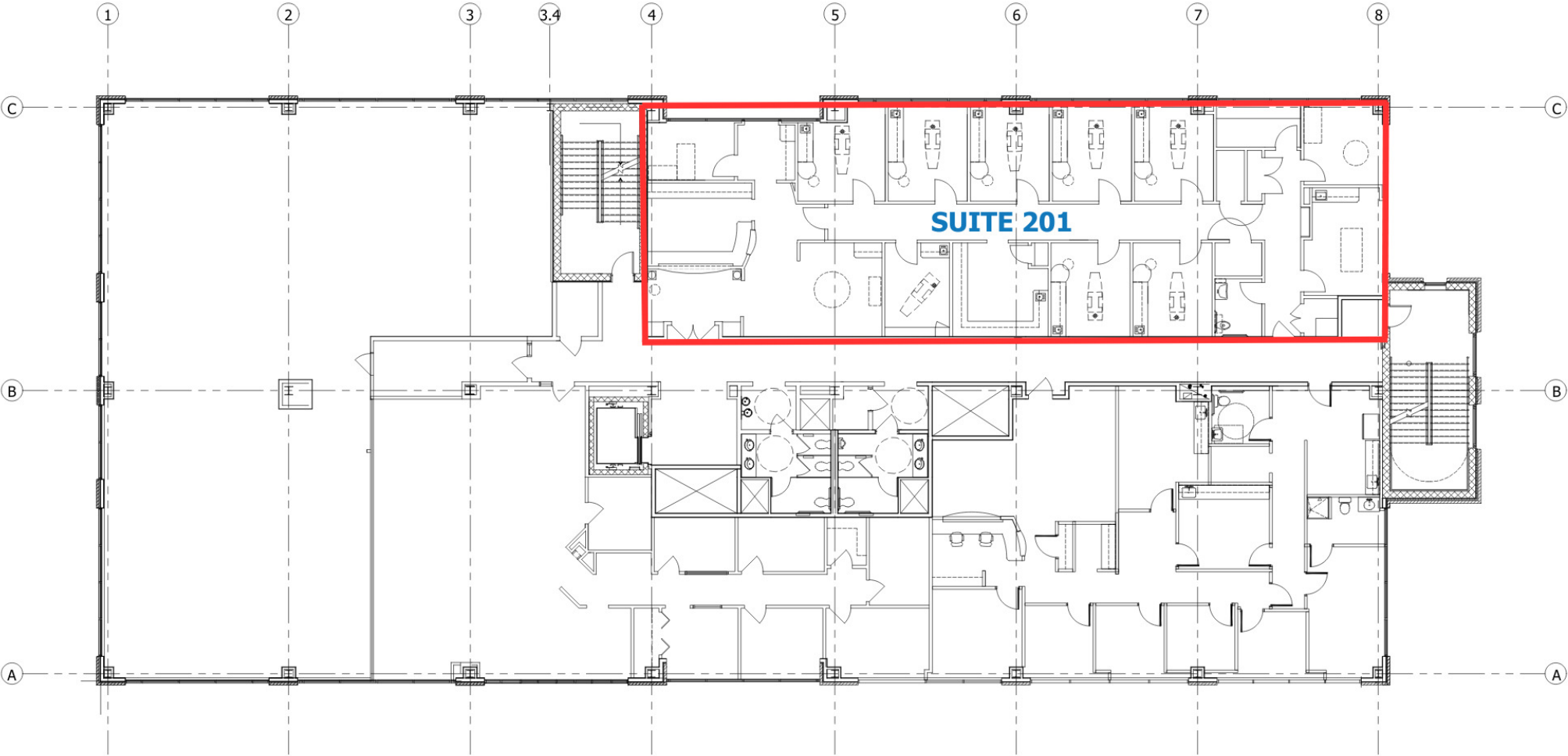


SUITE 105 - FLOOR PLAN



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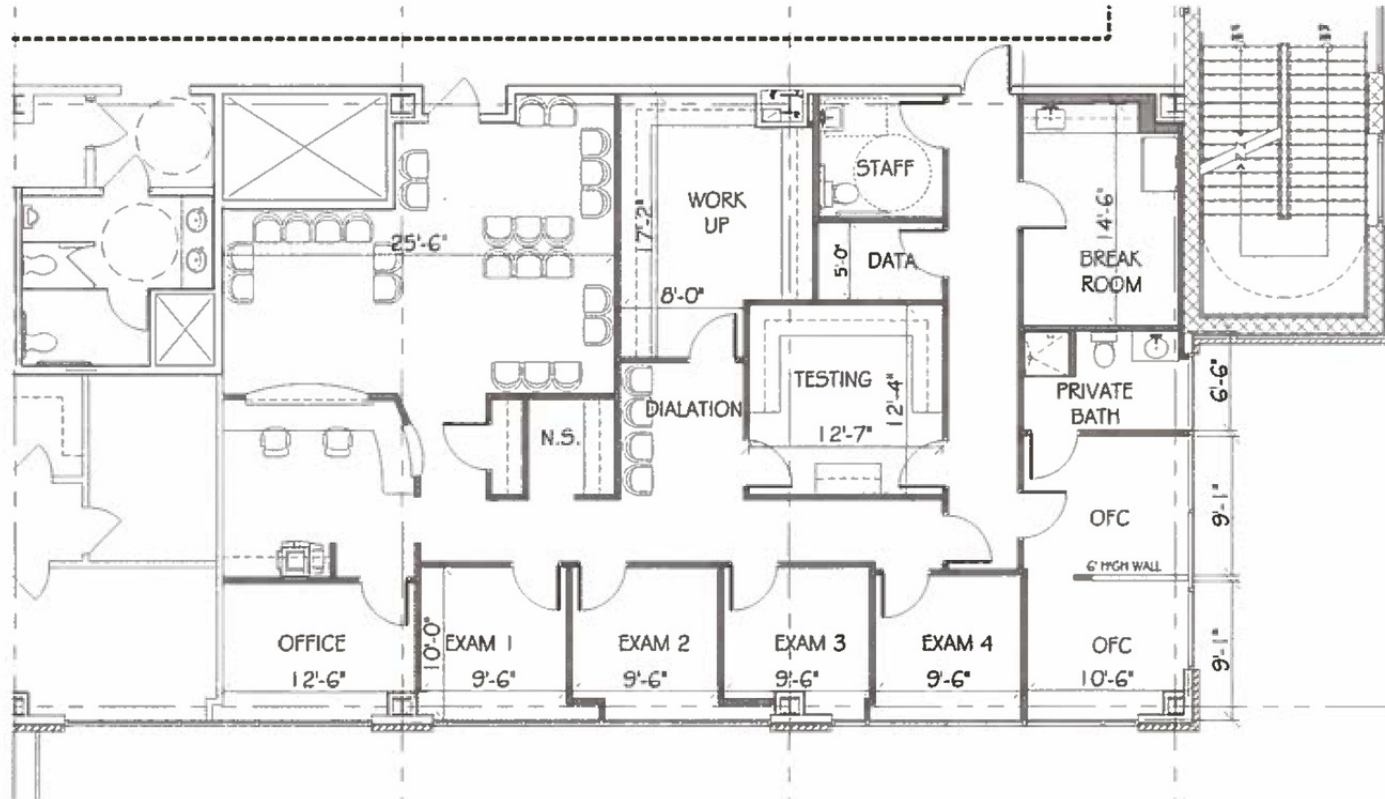
SUITE 201 - FLOOR PLAN



SUITE 203 - FLOOR PLAN



HOFMANN ASSOCIATES, INC.
 400 Baltimore Avenue
 Suite 182
 Towson, Maryland 21286-4098
 410.628.9999 ext
 410.628.4413 fax



SCALE: 1/8" = 1'-0"

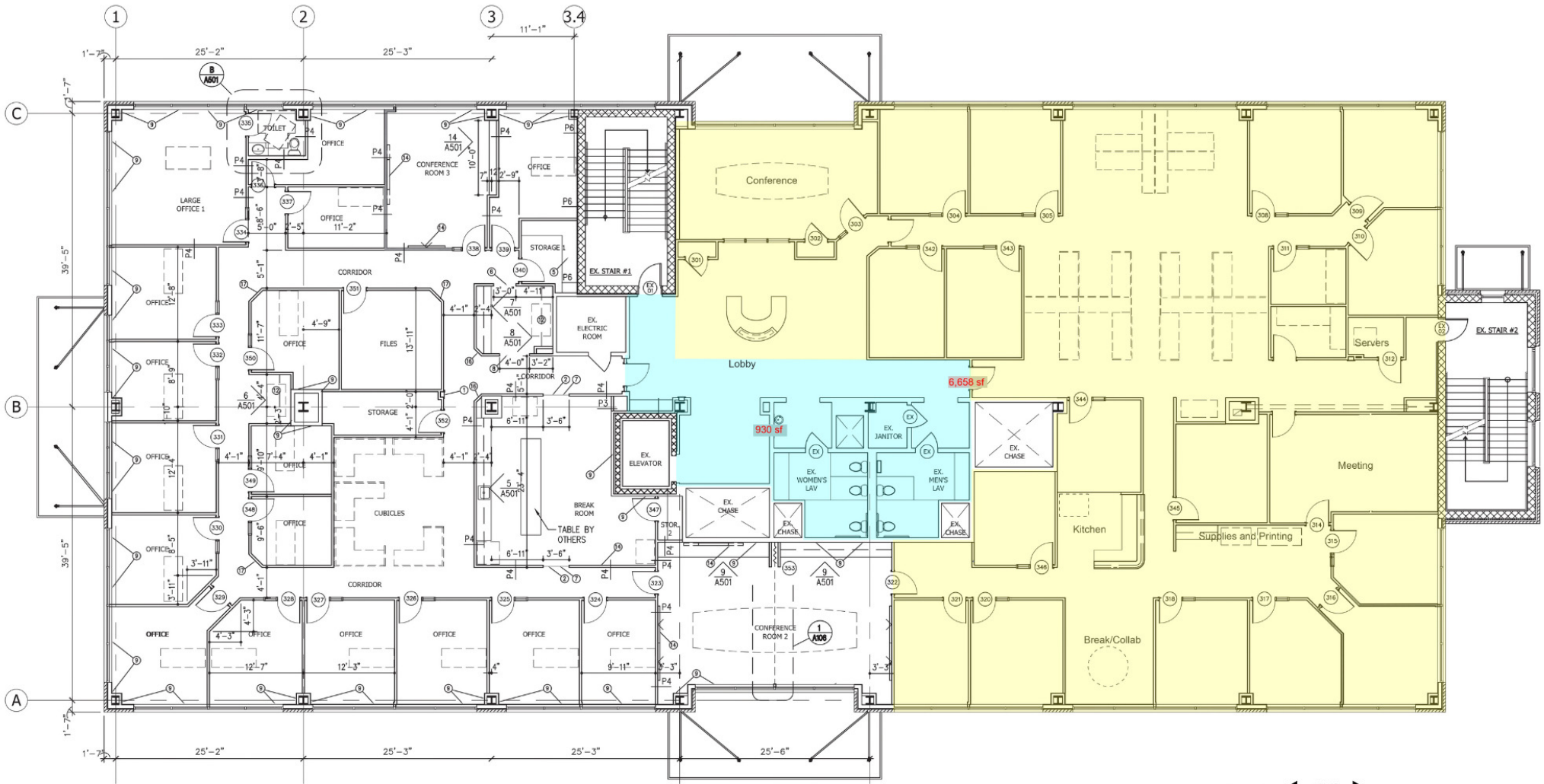
PROJECT NAME
**CHESAPEAKE RETINA
 CENTERS**
 2391 BRANDERMILL BLVD

THE CONCEPTS, EXAS
 DESIGNS, AND FINISHES ARE
 INTENDED ONLY FOR THE
 PROJECT SPECIFIED ON THIS
 SHEET AND ARE THE SOLE
 PROPERTY OF HOFMANN
 ASSOCIATES, P.C. THEY ARE
 NOT TO BE REPRODUCED OR
 USED BY OTHERS WITHOUT
 WRITTEN PERMISSION BY
 HOFMANN ASSOCIATES, P.C.

SCHEMATIC

Issue Date: 10.06.16
 Project No.: 16-153

SUITE 301 - FLOOR PLAN



SCALE: $\leftarrow 10'-0'' \rightarrow$

Key:

- Blue: Common space and bathrooms between Suite 300 and 301
- Yellow: Suite 301

RETAILER MAP



Outback Steakhouse

Dick's

Regal Cinemas

Mission BBQ

Verizon

A & A Wine & Spirits

American Eagle

Crumbl Cookies

DSW

PNC Bank

First National Bank

Wegmans

Five Below

ULTA

Old Navy

Bonefish Grill

Fulton Bank

Bubbles

Men's Wearhouse

Bed, Bath & Beyond

Petco

Starbucks

SUBJECT

Target

Smashing Grapes

T-Mobile



62,130 AADT

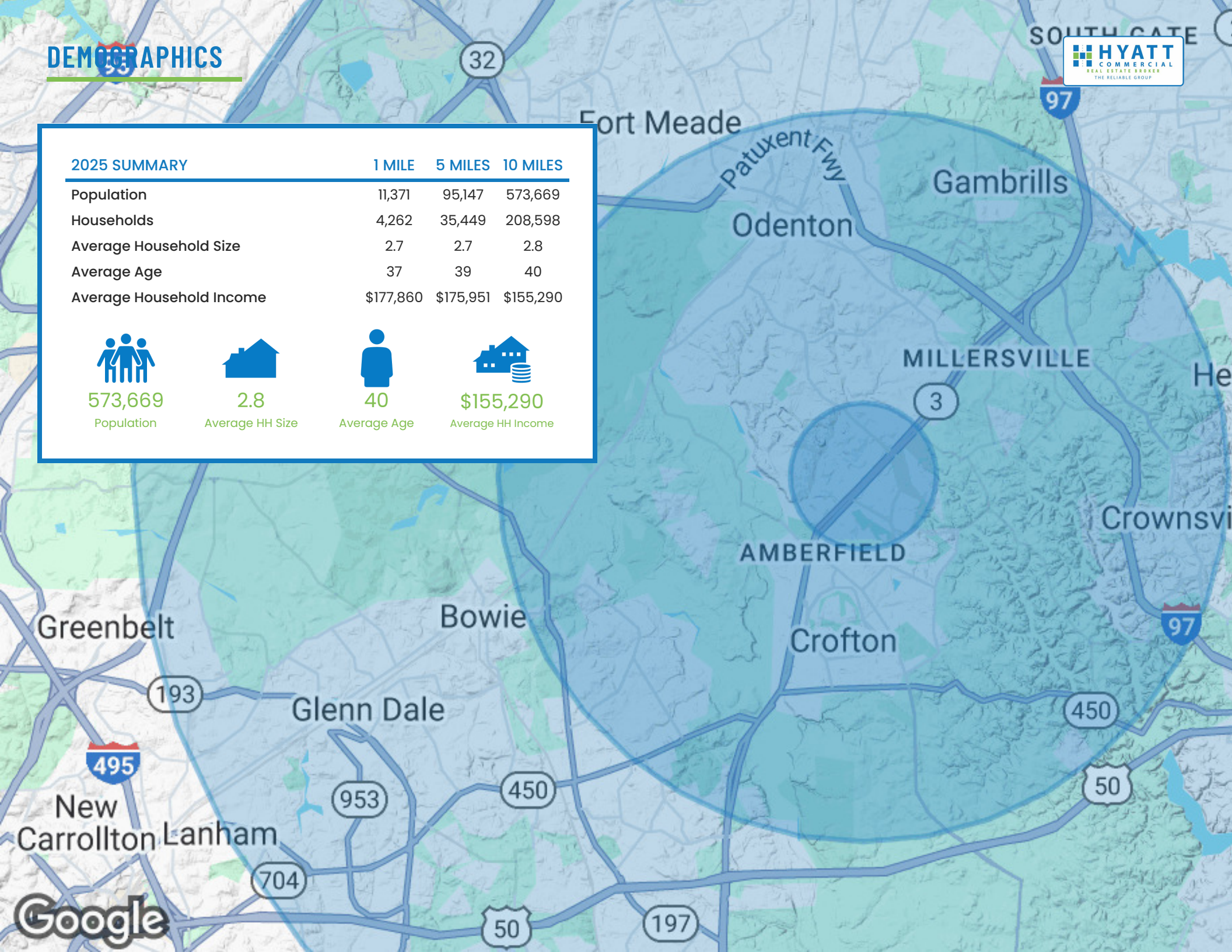
62,130 AADT

DEMOGRAPHICS



2025 SUMMARY	1 MILE	5 MILES	10 MILES
Population	11,371	95,147	573,669
Households	4,262	35,449	208,598
Average Household Size	2.7	2.7	2.8
Average Age	37	39	40
Average Household Income	\$177,860	\$175,951	\$155,290

573,669	2.8	40	\$155,290
Population	Average HH Size	Average Age	Average HH Income





CONTACT

HYATT COMMERCIAL

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